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UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A., a  
national association

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company; TUSCALANTE HOMEOWNERS' ASSOCIATION, a Nevada non-profit corporation; LENNARD LOPEZ, an individual; MICHELLE BOADO-LOPEZ, an individual.

## Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company,

#### Counterclaimant/Cross-Claimant

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JPMORGAN CHASE BANK, N.A.;  
LENNARD LOPEZ, an individual;  
MICHELLE BOADO-LOPEZ, an individual.

## Counter-Defendant/Cross-Defendants

Case No. 2:17-CV-00325-MMD-GWF

**STIPULATION AND ORDER TO 1) DISMISS CLAIMS BETWEEN JPMORGAN CHASE BANK, N.A., TUSCALANTE HOMEOWNERS' ASSOCIATION, AND SFR INVESTMENTS POOL 1, LLC WITH PREJUDICE; AND 2) LIFT STAY ENTERED MARCH 12, 2018**

1 Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-Claimant  
3 SFR Investments Pool 1, LLC (“SFR”), and Defendant Tuscalante Homeowners’  
4 Association (“Tuscalante”) (collectively, the “Parties”), through their respective  
5 attorneys, stipulate as follows:

6 1. This action concerns title to real property commonly known as 10140  
7 Velvet Moon Court in Las Vegas, Nevada (the “Property”) following a homeowner’s  
8 association foreclosure sale conducted on May 3, 2013, with respect to the Property.

9 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
10 of Trust recorded against the Property in the Official Records of Clark County,  
11 Nevada as Instrument Number 20080421-0003730 (“Deed of Trust”) and, in  
12 particular, whether the Deed of Trust continues to encumber the Property.

13 3. With respect to this dispute, the Parties have entered into confidential  
14 settlement agreements pursuant to which Chase shall record a full reconveyance of  
15 the Deed of Trust in the Official Records of Clark County, Nevada, constituting a full  
16 release and discharge of the Deed of Trust.

17 4. The Parties to this Stipulation have settled and agreed to release their  
18 respective claims, and further agreed that the claims between them, including the  
19 Complaint and Counterclaim, shall be DISMISSED with prejudice.

20 5. As neither Lennard Lopez, nor Michelle Boado-Lopez appeared in this  
21 action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed.  
22 R. Civ. P. 41(a)(1)(A)(i).

23 6. This Stipulation in no way affects SFR’s cross-claim against Lennard  
24 Lopez or Michelle Boado-Lopez.

25 7. The Parties further stipulate and agree that the two Lis Pendens  
26 recorded against the Property in the Official Records of Clark County, Nevada, as  
27 Instruments Number 20131202-0001569 and 20170331-0003223 be, and the same  
28 hereby are, EXPUNGED.

8. The Parties further stipulate and agree that the \$500 in security costs posted by Chase on June 15, 2017 pursuant to this Court's Order [ECF No. 24] shall be discharged and released to the Ballard Spahr LLP Trust Account.

9. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder;

10. The Parties further agree to lift the stay entered March 12, 2018 [ECF No. 57];

11. This case shall remain open until such time as SFR resolves its pending cross-claim against Lennard Lopez and Michelle Boado-Lopez; and

(Remainder of Page Intentionally Left Blank)

12. Each party in this case number 2:17-CV-00325-MMD-GWF shall bear its own attorneys' fees and costs.

Dated: October 30, 2018

BALLARD SPAHR LLP

## KIM GILBERT EBRON

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Association*

## IT IS SO ORDERED:

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## UNITED STATES DISTRICT JUDGE

DATED: October 30, 2018